

414 Chevallum Road, Chevallum, Qld 4555



House For Sale

Thursday, 11 July 2024

414 Chevallum Road, Chevallum, Qld 4555

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Type: House



Chris Elliman
0408154947

Make An Offer

For sale by Open Negotiation (flexible conditions online auction). The Open Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval. This beautiful 15 acre property, within easy reach of the coast, offers extraordinary versatility with a wide variety of features to please the hobby farmer, tree-changer, horse lover or those that simply want to sit back and enjoy the beautiful natural surrounds whilst still being close to the coast. Approximately 8 cleared and arable acres with four fully electric-fenced paddocks offering easy rotational grazing of well-managed pastures that have been sown with a variety of grass species. One of the property's many drawcards is the diversity of well-established trees, including a beautiful, wide-spreading decades-old fig tree, as well as jacarandas, palms, leopard tree and a variety of fruit trees. The yard and gardens around both the main dwelling and the nearby studio are attractive and low-maintenance, and the acres of bushland retained at the rear of the property ensure habitat is preserved for native flora and fauna. To the rear of the dwellings a dam sits at the base of the large, gently sloping paddock running up to a grassy plateau that meets the bushland. This property is the best of both arable and natural rural land! The comfortable main dwelling has a favourable north-facing aspect to make the most of natural light in the lounge and living areas. The large light-filled kitchen looks out on to the outdoor entertaining area and gardens, and has a double sink, large fridge alcove and ample bench and storage space. The kitchen and living areas are tiled throughout, while off the hallway are three bedrooms, all carpeted, the master and second bedroom both with ample built-in wardrobe storage. The bathroom and separate toilet are adjacent to a storage/study room that leads through to the laundry/mud room, set up with shower, toilet and wash basin, and convenient access to the exterior entertainment area. A large, separate access, walk-through utilities room abuts the main house. Complete with a sink and bench area, ample storage and tiled floor, this room lends itself to any number of purposes - home office or dog grooming salon amongst them. In addition, the nearby studio comprises a large multipurpose/living room with corner wash basin, plus a studio with modern ensuite, perfect for a variety of uses. Behind the studio the large barn-style shed is open on two sides with parking for up to three vehicles, a central storage room with loft storage above, and three stable-sized enclosures, currently fitted out as dog pens, with external access to adjacent fenced outdoor yards. Adjacent to the barn is a 40m x 20m laser-levelled horse arena, with grass covering a base of Mary River sand. This property's tree-lined boundary and central placement of the dwellings ensures a sense of privacy, which is further enhanced by a front security gate with remote operating capability. The versatility of this property offers a host of possibilities - move in and enjoy its beauty and established features as is or make the most of the options it provides. There is room adjacent to the main house for an extension to be added, or perhaps to build your own dream home, and there is scope to sensitively develop this property as a rural retreat, with rural zoning allowing provision for up to eight rural cabins (subject to Council approval). Whatever your heart's desire, this property is the best of both worlds - picturesque, established rural living within easy reach of the coast. To enquire, please contact Chris Elliman.... Other features... - Reverse cycle air-conditioning in the main house, studio and utility room - Chook house within a spacious, fully fenced yard - Additional utilities shed and fenced dog yard a short way from the house - 10,000 gallon rain water tank, plus bore water, and additional rain water tanks collecting off shed roofs - Solar panel electricity and solar hot water system, keeping power bills to a minimum - Eco Safe septic system - Located within easy reach of the Bruce Highway and the coast - Walking distance to Chevallum State School - Short drive to Grammar or Suncoast Christian College *Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.